067.A	0005	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	652,500	/	652,500
USE VALUE:	652,500	/	652,500
ASSESSED:	652,500	/	652,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HICKIE ELIZABETH/TRUSTEE
Owner 2:	HICKIE TRUST
Owner 3:	
Street 1:	38 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,284 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7284.000	205,500		447,000	652,500
Total Card	0.167	205,500		447,000	652,500
Total Parcel	0.167	205,500		447,000	652,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.13 | /Parcel: 453.1

Legal Description

User Acct

129051

GIS Ref

GIS Ref

Insp Date

10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,500	0	7,284.	447,000	652,500	652,500	Year End Roll	12/18/2019
2019	101	FV	182,700	0	7,284.	415,000	597,700	597,700	Year End Roll	1/3/2019
2018	101	FV	182,700	0	7,284.	415,000	597,700	597,700	Year End Roll	12/20/2017
2017	101	FV	182,700	0	7,284.	364,000	546,700	546,700	Year End Roll	1/3/2017
2016	101	FV	182,700	0	7,284.	332,000	514,700	514,700	Year End	1/4/2016
2015	101	FV	171,100	0	7,284.	293,700	464,800	464,800	Year End Roll	12/11/2014
2014	101	FV	171,100	0	7,284.	277,800	448,900	448,900	Year End Roll	12/16/2013
2013	101	FV	171,100	0	7,284.	264,300	435,400	435,400		12/13/2012

!5835!

PRINT

Date	Time
12/10/20	20:40:22

LAST REV

Date	Time
02/12/19	12:40:23

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5835

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HICKIE ELIZABET	30696-596		9/27/1999	Convenience	1	No	No		N

USER DEFINED

Prior Id # 1:	129051
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2001	684	Re-Roof	3,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
4/4/2009	Meas/Inspect	372	PATRIOT
11/22/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7284		Sq. Ft.	Site		0	70.	0.88	12									446,966						447,000	

Total AC/HA: 0.16722 | Total SF/SM: 7284 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,966 | Spl Credit | Total: 447,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97175449
Adj $ / SQ:	137.746
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279167
Depreciation:	73700
Depreciated Total:	205467

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

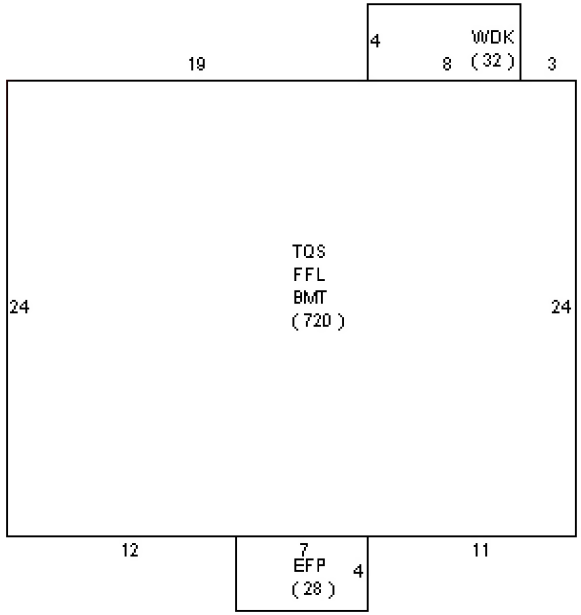
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	137.75
Special Features:	0	Val/Su Net:	100.74
Final Total:	205500	Val/Su SzAd	163.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	44.630	32,133
FFL	First Floor	720	137.750	99,177
TQS	3/4 Story	540	137.750	74,383
WDK	Deck	32	15.550	498
EFP	Enclos Porch	28	70.550	1,975

Net Sketched Area:	2,040			Total:	208,166
Size Ad	1260	Gross Are	2220	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	